

1 D. EDWARD HAYS, #162507  
ehays@marshackhays.com  
2 DAVID A. WOOD, #272406  
dwood@marshackhays.com  
3 TINHO MANG, #322146  
tmang@marshackhays.com  
4 MARSHACK HAYS LLP  
870 Roosevelt Avenue  
5 Irvine, CA 92620  
Telephone: (949) 333-7777  
6 Facsimile: (949) 333-7778

7 Attorneys for Chapter 7 Trustee,  
RICHARD A. MARSHACK

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9 UNITED STATES BANKRUPTCY COURT

10 CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

11

12 In re  
13 NORTHERN HOLDING, LLC,  
14 Debtor.

Case No. 8:20-bk-13014-MW

Chapter 7

STIPULATION FOR TURNOVER OF  
REAL PROPERTY LOCATED AT  
1172 SAN MARCOS ROAD, PASO  
ROBLES, CA

[NO HEARING REQUIRED]

17

18 TO THE HONORABLE MARK S. WALLACE, UNITED STATES BANKRUPTCY JUDGE, THE  
19 OFFICE OF THE UNITED STATES TRUSTEE, AND ALL INTERESTED PARTIES:

20 This stipulation is entered into between Richard A. Marshack, in his capacity as Chapter 7  
21 Trustee (“Trustee”) of the Bankruptcy Estate (“Estate”) of Northern Holding, LLC (“Debtor”), on  
22 one hand, and Rabbit Ridge Wine Sales, Inc. (“Rabbit Ridge”), on the other hand, with regard to  
23 turnover of real property commonly known as 1172 San Marcos Road, Paso Robles, CA, APN Nos.  
24 026-104-001, 027-145-022 (“Property”). Collectively, Trustee and Rabbit Ridge shall be referred to  
25 as the “Parties.”

26

**Recitals**

27 A. On October 28, 2020, Debtor filed a voluntary petition for bankruptcy under Chapter  
28 11 of Title 11 of the United States Code.

1       B.     Rabbit Ridge asserts that it entered into a lease/rental agreement between Debtor and  
2 Rabbit Ridge regarding the Property, which is dated October 27, 2020 (“San Marcos Lease”).

3       C.     The San Marcos Lease states that Rabbit Ridge agreed to pay \$15,000 per month to  
4 Debtor and the term of the San Marcos Lease expired on January 1, 2022. Additionally, paragraph  
5 30 of the San Marcos Lease states that “Tennant will pay 20% custom crush revenue to NHC on top  
6 of basis rate – billed in arrears monthly.”

7       D.     No cash payments have been made to Debtor by Rabbit Ridge on account of the San  
8 Marcos Lease.

9       E.     On June 15, 2021, as Dk. No. 116, the Court entered an order converting the case to  
10 Chapter 7. Richard A. Marshack is the duly-appointed and acting Chapter 7 trustee.

11      F.     The Trustee requires possession and control of the Property to administer for the  
12 benefit of the Estate.

13      G.     The Trustee has requested, and Rabbit Ridge agrees to turnover of the Property to the  
14 Trustee upon the terms stated below and Rabbit Ridge agrees, to the extent that the San Marcos  
15 Lease may be valid, that the San Marcos Lease is terminated in its entirety.

16      The Parties agree and STIPULATE as follows:

17      1.     Rabbit Ridge agrees that the San Marcos Lease, to the extent that it is valid, shall be  
18 voluntarily and mutually terminated and any and all interests of Rabbit Ridge in the San Marcos  
19 Lease shall be terminated, including but not limited to any leasehold or possessory interest in the  
20 Property and any right to use the production facilities at the Property. The termination of the San  
21 Marcos Lease shall be effective upon mutual execution of this stipulation.

22      2.     Rabbit Ridge agrees that it will vacate and turn over possession of the Property and  
23 all keys, gate openers, and all other methods of access to the Property to the Trustee on or before  
24 midnight on July 31, 2021 (“Turnover Deadline”).

25      3.     To the extent that any such rights exist, it is the intent of this Stipulation to extinguish  
26 any occupancy, possessory, and rights of use of Rabbit Ridge at the Property.

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1       4.     In the event Rabbit Ridge does not vacate and turn over possession of the Property by  
2 the Turnover Deadline, and upon Trustee's request, the Clerk may issue a writ of assistance  
3 authorizing the United States Marshals Service to remove and lock Rabbit Ridge out of the Property.

4       5.     Trustee may seek all necessary and appropriate court orders to enforce the terms and  
5 purpose of this Stipulation.

6       6.     In the course of vacating the Property and turnover to the Trustee, Rabbit Ridge shall  
7 not remove, destroy, disturb, or tamper with any of the following: furniture, fixtures including trade  
8 fixtures, inventory, agricultural assets such as crops, vines, seeds, and raw and unfinished products,  
9 wine barrels and casks, machinery and equipment (including but not limited to bottling and  
10 processing equipment), materials, and ingredients of any kind.

11      7.     This stipulation may be executed in one or more counterparts and facsimile or  
12 electronic signatures may be used in filing this document with the Court.

13     Dated: July 27, 2021

14     By:   
15            RICHARD A. MARSHACK  
16            Chapter 7 Trustee for NORTHERN HOLDING  
17            LLC

16     Dated: July 27, 2021

17     By:   
18            LEROY CODDING  
19            Chief Executive Officer of RABBIT RIDGE  
20            WINE SALES, INC.

21     Presented by:

22            MARSHACK HAYS LLP

23     Dated: July 27, 2021

24     By: /s/ D. Edward Hays  
25            D. EDWARD HAYS  
26            TINHO MANG  
27            Attorneys for RICHARD A. MARSHACK

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## oPROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **STIPULATION FOR TURNOVER OF REAL PROPERTY LOCATED AT 1172 SAN MARCOS ROAD, PASO ROBLES, CA** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On August 9, 2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On August 9, 2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

**DEBTOR**  
NORTHERN HOLDING, LLC  
ATTN: OFFICER, A MANAGING OR  
GENERAL AGENT, OR TO ANY OTHER  
AGENT AUTHORIZED BY APPOINTMENT  
OR LAW TO RECEIVE SERVICE  
13217 JAMBOREE RD #429  
TUSTIN, CA 92782

**INTERESTED PARTY**  
LEE CODDING  
13217 JAMBOREE RD #429  
TUSTIN, CA 92782

Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on August 9, 2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

### **VIA PERSONAL DELIVERY: PRESIDING JUDGE'S COPY**

HONORABLE MARK S. WALLACE  
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA  
RONALD REAGAN FEDERAL BUILDING AND COURTHOUSE  
411 WEST FOURTH STREET, SUITE 6135 / COURTROOM 6C  
SANTA ANA, CA 92701-4593

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 9, 2021 Layla Buchanan  
\_\_\_\_\_  
Date Printed Name

/s/ Layla Buchanan  
\_\_\_\_\_  
Signature

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR U.S. TRUSTEE (SA):** Nancy S Goldenberg nancy.goldenberg@usdoj.gov
- **ATTORNEY FOR CREDITOR FARM CREDIT WEST, FLCA:** Michael J Gomez mgomez@frandzel.com, dmoore@frandzel.com
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE RICHARD A MARSHACK (TR):** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **TRUSTEE RICHARD A MARSHACK (TR):** Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@iq7technology.com; ecf.alert+Marshack@titlexi.com
- **ATTORNEY FOR INTERESTED PARTY BANK DIRECT CAPITAL FINANCE:** Elissa Miller emiller@sulmeyerlaw.com, emillersk@ecf.inforuptcy.com; ccaldwell@sulmeyerlaw.com
- **ATTORNEY FOR DEBTOR NORTHERN HOLDING LLC:** Roksana D. Moradi-Brovia roksana@rhmfir.com, matt@rhmfir.com; janita@rhmfir.com; susie@rhmfir.com; max@rhmfir.com; priscilla@rhmfir.com; pardis@rhmfir.com; russ@rhmfir.com; rebecca@rhmfir.com; david@rhmfir.com; sloan@rhmfir.com
- **ATTORNEY FOR CREDITOR ADLER BELMONT GROUP, INC.:** Paul F Ready tamara@farmerandready.com
- **ATTORNEY FOR DEBTOR NORTHERN HOLDING LLC:** Matthew D. Resnik matt@rhmfir.com, roksana@rhmfir.com; janita@rhmfir.com; susie@rhmfir.com; max@rhmfir.com; priscilla@rhmfir.com; pardis@rhmfir.com; russ@rhmfir.com; rebecca@rhmfir.com; david@rhmfir.com; sloan@rhmfir.com
- **UNITED STATES TRUSTEE (SA):** United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- **ATTORNEY FOR CREDITOR FARM CREDIT WEST, FLCA:** Reed S Waddell rwaddell@frandzel.com, sking@frandzel.com
- **ATTORNEY FOR CREDITOR FARM CREDIT WEST, FLCA:** Gerrick Warrington gwarrington@frandzel.com, sking@frandzel.com
- **INTERESTED PARTY COURTESY NEF:** David Wood dwood@marshackhays.com, dwood@ecf.courtdrive.com; lbuchananmh@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com

**2. SERVED BY UNITED STATES MAIL:** CONTINUED:

<b>SECURED CREDITOR / POC ADDRESS</b>	<b>SECURED CREDITOR / POC ADDRESS</b>	<b>SECURED CREDITOR</b>
ELRICH RUSSELL C/O KARI L. LEY, ATTORNEY AT LAW 264 CLOVIS AVENUE, SUITE 208 CLOVIS, CA 93612	ERICH RUSSELL 2380 LIVE OAK ROAD PASO ROBLES, CA 93446-9693	FARM CREDIT WEST 3755 ATHERTON RD 11707 FAIR OAKS BLVD ROCKLIN, CA 95765
<b>SECURED CREDITOR / POC ADDRESS</b>	<b>SECURED CREDITOR / POC ADDRESS</b>	<b>SECURED CREDITOR / POC ADDRESS</b>
FARM CREDIT WEST, FLCA C/O MICHAEL J. GOMEZ FRANDZEL ROBINS BLOOM & CSATO, L.C. 1000 WILSHIRE BOULEVARD, 19TH FLOOR LOS ANGELES, CA 90017-2457	FARM CREDIT WEST, FLCA ATTN: KEVIN E. RALPH 3755 ATHERTON DRIVE ROCKLIN CA 95765-3701	JAMES W. HAMILTON ACTTC SAN LUIS OBISPO TAX COLLECTOR 1055 MONTEREY STREET SUITE D-290 SAN LUIS OBISPO CA 93408-1003

**SECURED CREDITOR**

MORTGAGE LENDER SERVICES  
AS AGENT  
FARM CREDIT WEST, FLCA, AS  
TRUSTEE  
11707 FAIR OAKS BLVD  
FAIR OAKS, CA 95628-2816

**CREDITOR**

BANK OF AMERICA  
PO BOX 15019  
WILMINGTON, DE 19850-5019

**CREDITOR**

CIVIL PROCESS CLERK  
UNITED STATES ATTORNEY'S  
OFFICE  
FEDERAL BUILDING, ROOM 7516  
300 NORTH LOS ANGELES  
STREET  
LOS ANGELES, CA 90012

**CREDITOR**

HILCO REAL ESTATE, LLC  
5 REVERE DRIVE, SUITE 320  
NORTHBROOK, IL 60062

**CREDITOR**

RABBIT RIDGE WINE SALES, INC.  
179 NIBLICK RD, #406  
PASO ROBLES, CA 93446-9693

**CREDITOR**

WEST COAST WINE PARTNERS  
134 CHURCH STREET  
SONOMA, CA 95476-6612

**CREDITOR**

ATTORNEY GENERAL  
UNITED STATES DEPARTMENT OF  
JUSTICE  
BEN FRANKLIN STATION  
P.O. BOX 683  
WASHINGTON, DC 20044

**CREDITOR**

CALIFORNIA DEPT OF TAX AND FEE  
ADMI  
SPECIAL OPS, MIC 29  
PO BOX 942879  
SACRAMENTO, CA 94279-0005

**CREDITOR**

ELECTRO-STEAM GENERATOR CORP.  
50 INDEL AVENUE  
RANCOCAS, NJ 08073

**CREDITOR / POC ADDRESS**

INTERNAL REVENUE SERVICE  
P.O. BOX 7346  
PHILADELPHIA, PA 19101-7346

**CREDITOR**

SUNBELT RENTALS  
P.O. BOX 409211  
ATLANTA, GA 30384-9211

**CREDITOR / POC ADDRESS**

ADLER BELMONT GROUP, INC.  
C/O PAUL F. READY  
FARMER & READY  
1254 MARSH STREET  
SAN LUIS OBISPO CA 93401

**CREDITOR**

CAPITAL ONE  
P.O. BOX 60599  
CITY OF INDUSTRY, CA 91716-0599

**CREDITOR / POC ADDRESS**

FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

**CREDITOR**

PG&E  
P.O. BOX 99700  
SACRAMENTO, CA 95899-7300

**CREDITOR**

THOMAS K RACKERBY  
C/O TOM PROUNTZOS  
GOODMAN NEUMAN HAMILTON  
LLP  
ONE POST STREET, SUITE 2100  
SAN FRANCISCO, CA 94104